

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 14, 2001**

PRESENT: Joan M. DuBois, Dranesville District
 Janet R. Hall, Mason District
 Suzanne F. Harsel, Braddock District
 John B. Kelso, Lee District
 Ronald W. Koch, Sully District
 Ilryong Moon, Commissioner At-Large
 Peter F. Murphy, Jr., Springfield District
 John M. Palatiello, Hunter Mill District
 Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
 John R. Byers, Mount Vernon District
 Linda Q. Smyth, Providence District

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

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| September 6, 2000 | September 20, 2000 |
| September 7, 2000 | September 21, 2000 |
| September 13, 2000 | September 27, 2000 |
| September 14, 2000 | September 28, 2000 |

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner DuBois abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

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Commissioner Hall MOVED THAT THE DECISION ONLY ON PCA-76-M-112-2, SEVEN OAKS II HOMEOWNERS ASSOCIATION, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 21, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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Commissioner Palatiello MOVED THAT THE DECISION ONLY ON PCA-87-C-060-8, BATMAN/ MCNAIR, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 12, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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Commissioner Palatiello MOVED THAT THE PUBLIC HEARING ON RZ-2000-HM-044, FDP-2000-HM-044, AND PCA-80-C-028-6, PCA-77-C-098-4, TST WOODLAND LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 17, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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In Commissioner Byers' absence, Chairman Murphy MOVED THAT THE DECISION ONLY ON RZ-2000-MV-045 AND FDP-2000-MV-045, LORTON VALLEY LC, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 21, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON OUT-OF-TURN PLAN AMENDMENT S01-III-P1, BE DEFERRED TO A DATE CERTAIN OF JUNE 20, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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Chairman Murphy reminded the Commission that the Development Criteria Review Committee would meet on June 20, 2001 at 6:30 p.m. and that the Housing Committee would meet on June 21, 2001 at 7:30 p.m. in the Board Conference Room.

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RZ/FDP-2000-MA-055 - JOHN THILLMANN (Decision Only)

(The public hearing on these applications was held on May 2, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-MA-055, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JUNE 14, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-MA-055, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 14, 2001 AND THE BOARD'S APPROVAL OF RZ-2000-MA-055.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ADJACENT TO TAX MAP 61-4((4))B2 AND TAX MAP 61-4((1))1 10 AND 11 TO THE SCREENING AND BARRIERS SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG COLUMBIA PIKE.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

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SE-01-Y-007 - QUARLES PETROLEUM (Decision Only)

(The public hearing on this application was held on June 13, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-Y-007, SUBJECT TO THE DEVELOPMENT CONDITIONS REVISED JUNE 12, 2001.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers, and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE INTEGRAL DESIGN ELEMENTS STANDARD FOR THE SERVICE STATION IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT AND AS CONDITIONED.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers, and Smyth absent from the meeting.

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SE-01-M-012/SEA-83-M-098-2 - FIRST VIRGINIA BANK (Decisions Only)

(The public hearing on these applications was held on June 13, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SEA-83-M-098-2 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 12, 2001.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION SE-01-M-012 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 14, 2001.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUEST OF THE MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS IN FAVOR OF TREATMENT DEPICTED ON THE SE PLAT.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Byers and Smyth absent from the meeting.

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FS-L01-28 - NEXTEL - 7936 Telegraph Road

Commissioner Kelso MOVED THE PLANNING COMMISSION FIND THAT FS-L01-28, NEXTEL COMMUNICATIONS, AT 7936 TELEGRAPH ROAD, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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456A-S89-34-1 - VERIZON - 6401 Ox Road

Commissioner Murphy MOVED THAT THE PROPOSED AMENDMENTS BY VERIZON WIRELESS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. 2232-S01-6 - FAIRFAX COUNTY WATER AUTHORITY
2. SE-01-M-006 - PUBLIC STORAGE, INC.
3. SE-01-M-008 - RUBY TUESDAY, INC.

This order was accepted without objection.

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The first case was in the Springfield District. Therefore, Chairman Murphy relinquished the Chair to Secretary Harsel.

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2232-S01-6 - FAIRFAX COUNTY WATER AUTHORITY - Under provisions of Sects. 15.2-2204 and 15.2-2232 of the Code of Virginia, as amended, to extend approx. 6000 ft. of 30-in. water main along an existing Dominion Virginia Power easement from Ox Rd. (Rt. 123) to the Fairfax County Pkwy. (Rt. 7100). Tax Maps 88-3, 97-1.
SPRINGFIELD DISTRICT. PUBLIC HEARING.

Commissioner Murphy asked that Secretary Harsel ascertain whether there were any speakers present for this application. There were none, therefore, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore, Secretary Harsel closed the public hearing and recognized Commissioner Murphy for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FIND THE PROPOSED EXTENSION OF APPROXIMATELY 6,000 FEET OF 30 INCH WATER MAIN BY THE FAIRFAX COUNTY WATER AUTHORITY FROM OX ROAD, ROUTE 123, TO THE FAIRFAX COUNTY PARKWAY, ROUTE 7100, ALONG AN EXISTING DOMINION VIRGINIA POWER EASEMENT, SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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Chairman Murphy resumed the Chair.

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SE-01-M-006 - PUBLIC STORAGE, INC. - Appl. under Sects. 4-804 & 9-622 of the Zoning Ordinance to permit a mini-warehousing establishment and waivers, modifications, increases and uses in a commercial revitalization district on property located at 6307 and 6319

Arlington Blvd. and 2930 Sleepy Hollow Rd. on approx. 3.83 acres
zoned C-8, HC, SC and CR. Tax Map 51-3((1))4-8; 51-3((5))1.
MASON DISTRICT. PUBLIC HEARING.

Ms. Inda Stagg, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated May 2, 2001. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the file. She noted that staff recommended approval of the application.

Ms. Stagg stated that the proposed building would look like an office building, which represented a change in the design of the usual garage-type facility. She explained that it would be accessed from the outside via a large door and would have elevators inside. She said the applicant had committed to streetscape treatments, brick paver sidewalks, acorn lighting, and street trees, with a plaza area at the corner of Sleepy Hollow Road and the Arlington Boulevard service drive. She noted that the proposed development, consisting of 36 percent open space, would generate less traffic than by-right development. In conclusion, Ms. Stagg said the applicant had the support of the Bailey's Crossroads Revitalization Corporation and the Mason District Planning Land Use and Transportation Advisory Committee, and requested favorable consideration.

Chairman Murphy and Commissioner Hall commended the applicant on the new design of the storage facility. Commissioner Hall added that the proposed development would greatly enhance the area.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-006, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MAY 30, 2001.

Commissioners Koch and Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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SE-01-M-008 - RUBY TUESDAY, INC. - Appl. under Sects. 9-620 & 9-622 of the Zoning Ordinance to permit a waiver of certain sign regulations and waivers, modifications, increases and uses in a commercial revitalization district on property located at 5880 Leesburg Pi. on approx. 5,265 sq. ft. of land zoned C-6, HC, SC & CR. Tax Map 61-2((1))pt. 72C. MASON DISTRICT. PUBLIC HEARING.

Ms. Cathy Puskar, with Walsh, Colucci, Stackhouse, Emrich, and Lubeley, PC, reaffirmed the affidavit dated October 20, 2001. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the file. She noted that staff recommended approval of the application.

Ms. Puskar stated that in order to enhance the visibility and improve the aesthetic appeal of its restaurant and the Crossroads Shopping Center as a whole, Ruby Tuesday's was proposing to replace two existing signs with two slightly larger signs of the same style, color and material in the same basic location. She noted that the existing signs were small and narrow in proportion to the length of the frontage and therefore were not readily visible to patrons along Route 7 or within the parking lot itself. She added that the signage was further obstructed by on-site parking, landscaping and a change in grade along Route 7. She explained that the restaurant's prominent location at the entrance of the Crossroads Center played a critical role in the visual quality of the center as viewed from Route 7, and that the proposed signage with additional awnings and lighting improvements would enhance the restaurant's appearance and update and modernize the center in furtherance of the revitalization goals of the Bailey's Crossroads area. Ms. Puskar noted that the application had the support of the Bailey's Crossroads Revitalization Corporation and the Mason District Land Use Committee and requested favorable consideration.

Commissioners Kelso and Wilson expressed support for the sign changes.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-008, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MAY 30, 2001, WITH THE FOLLOWING MODIFICATION: THE THIRD SENTENCE IN PARAGRAPH 4 WILL NOW READ: "TWO WALL MOUNTED SIGNS, INTERNALLY LUMINATED RED PLASTIC, MEASURING 22 FEET BY 24 INCHES FOR A TOTAL OF 44 SQUARE FEET EACH."

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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The meeting was adjourned at 8:55 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: February 13, 2003

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission